



CITY OF LOWELL
HISTORIC DISTRICT COMMISSION AGENDA

TUESDAY, MARCH 23, 2021 at 6:00 pm

1. CALL TO ORDER; PLEDGE OF ALLEGIANCE; ROLL CALL
2. APPROVAL OF ABSENCES
3. APPROVAL OF THE AGENDA
4. APPROVAL OF MINUTES OF PREVIOUS MEETING(S)
 - a. February 23, 2021 – minutes of regular meeting
5. PERMIT APPLICATIONS
 - a. 219 E Main – roof replacement
6. GRANT APPLICATIONS
 - a. 219 E Main – Mark Batchelor
7. FINANCIALS
8. PROJECT UPDATES
 - a. 96-100 W Main – Scott Brown - roof completed
 - b. 222 W Main – King Milling – exterior
 - c. 413 E Main – Dollar General - no grant
 - d. 101 W Main – BGR Investments LLC – exterior renovations
9. OLD BUSINESS
 - a. Lowell Area Historical Museum - signage
 - b. HDC Orientation session
10. NEW BUSINESS
11. ADJOURNMENT

HDC MEETING HELD IN 2nd FLOOR GRAND RIVER ROOM AT CITY HALL

ALL ATTENDING MUST WEAR FACEMASK – MAXIMUM IN ATTENDANCE IS 25

PROCEEDINGS
OF
LOWELL DOWNTOWN HISTORIC DISTRICT COMMISSION
CITY OF LOWELL
Tuesday, February 23, 2021 at 6:00 P.M.

1. CALL TO ORDER; PLEDGE OF ALLEGIANCE; ROLL CALL

The Meeting was called to order at 6:00 p.m. by Chairman Doyle and Lori Gerard called the roll.

Present: Steve Doyle, Julie DeVoe and Ardis Barber

Absent: Mike DeVore and Nancy Wood

Also Present: Brent Slagell, Joel Harner and Lori Gerard

2. APPROVAL OF THE ABSENCES

IT WAS MOVED BY BARBER and seconded by DEVOE to approve the absence of Commissioner DeVore and Commissioner Wood.

YES: 3 NO: 0 ABSENT: 2 MOTION: CARRIED

3. APPROVAL OF THE AGENDA

IT WAS MOVED BY BARBER and seconded by DEVOE to approve the agenda as written

YES: 3 NO: 0 ABSENT: 2 MOTION: CARRIED

4. APPROVAL OF MINUTES OF PREVIOUS MEETING

IT WAS MOVED BY DEVOE and seconded by BARBER to approve the minutes of January 26, 2021 as written.

YES: 3 NO: 0 ABSENT: 2 MOTION: CARRIED

5. PERMIT APPLICATION

a. 101 W Main –

Brent Slagell submitted an application for exterior renovations for 101 W Main, a building he acquired in 2019. Slagell's plan is to restore the building to its original exterior design when it was the Post Office. Pictures were provided in the application. It was noted that the first floor will be a restaurant serving tacos and margaritas while the second floor will be 2 – one bedroom apartments. Slagell stated that the new windows will be one over one, Low-E with a narrow profile and will be installed on the west and east. Other work will include roof replacement and exterior brick repairs and painting. It was noted that an added new patio with steel framed railings and composite flooring will wrap around the west and north side of the structure. Slagell is currently working with EGLE to get that approved. Slagell commented that he has submitted to the State for a revitalization grant with the MEDC and should get a letter by next week. A requirement of the grant is that they deem that a significant contribution must be made from a local source. The total cost for this project is over a million dollars. It was noted that he has done a great job with the Big Boiler and Superior Lofts. Slagell stated that he will return to the HDC with more details in May or June. At this time, he will begin his site plan and building permit process.

IT WAS MOVED BY DEVOE and seconded by BARBER to approved the exterior project at 101 W Main pending details to follow.

YES: 3 NO: 0 ABSENT: 2 MOTION: CARRIED

6. GRANT APPLICATIONS

- a. 101 W Main – A grant for exterior renovations was submitted by Brent Slagell. Joel Harner of Let Us was also present.

IT WAS MOVED BY DEVOE and seconded by BARBER to approve a \$25,000 (12%) grant based on work of \$221, 387. Deadline for grant is 12/1/2021.

YES: 3 NO: 0 ABSENT: 2 MOTION: CARRIED

7. PROJECT UPDATES.

- a. 96-100 W main – roof completed but waiting on paid invoice from owners.
- b. 222 W Main – exterior renovation

8. OLD BUSINESS.

Chairman Doyle stated that the HDC Orientation will continue to be postponed until things start opening up more.

9. NEW BUSINESS.

None.

10. PUBLIC COMMENTS

None

IT WAS MOVED BY DEVOE and seconded by BARBER to adjourn at 6:53 p.m.

Respectfully submitted
Lori A. Gerard

HDC Grant Monies

Business	Address	Amount Paid	Amount Received	Interest	Date	Grant Description
HDC Grant Monies			\$ 25,000.00		12/4/2019	April grant 2019
Interest				\$ 33.03	10/31/2019	
Springrove Variety	123 W Main	\$ 645.00			Ck# 73816 12/20/2019	recover awning to be on existing brackets. Work of \$2150.52 approved 11/26/19
Interest				\$ 119.06		
HDC Grant Monies			\$ 50,000.00		4/30/2020	December grant 2019
Interest		\$ -		\$ 323.86		
Jill Greenop	214 E Main	\$ 105.00			Ck # 74880 10/16/2020	deck not completed in 2019 with project. Partial payment of \$1023 paid 11/22/19
Brent Slagell - Superior Lofts	312 - 314 E Main	\$ 20,000.00			Ck # 75030 11/13/2020	C of A 11/26/19 - 9 windows front, 41 other windows galvanized metal ono upper back, board & batten, metal roof awning, 2 over door awnings, door to replace window on front, new roof and brick replacement based on \$274,500.00 of work
Brent Slagell - Superior Lofts	312 - 314 E Main	\$ 20,000.00			Ck # 75030 11/13/2020	gave extra money as promised if we received a LACF grant. Total grant is 16% of work 2/25/2020
Year end balanced 2020						
TAK Main Street LLC /Dollar General	413 E Main	\$ -				\$42,095.69 balanced 1/22/2021
HDC Grant Monies			\$ 60,000.00		2/28/2021	December 2020 gant award
Total grants received			\$ 725,000.00			
Total grant money paid		\$ 630,142.97				
Total grant money remaining	\$ 94,857.03					
Interest earned				\$ 7,238.66		
Total Cash on Hand	\$ 102,095.69					

HDC Grant Funds Committed

Name	Address	Amount	Deadline	Extension	Work	Notes
Scott Brown	96-100 W Main	\$ 3,075.00			\$ 30,750.00	rubberize roof - repairs- no C of A needed for meeting 2/25/2020 10% grant of work
King Milling	222 W Main	\$ 20,000.00			\$ 165,835.02	exterior renovations for windows, masonry and paint to connect 222 W Main to 115 S Broadway CoFA 9/1/2020, \$20,000 given and another \$29,500 to be added pending LACF funds
BGR Investments LLC	101 W Main	\$ 25,000.00	12/1/2021		\$ 221,387.04	exterior renovations : windows, roof, brick work, painting. Cof A 2/23/2021 12% grant
Funds Committed		\$ 48,075.00				
Total Cash On hand		\$ 102,095.69				
Less Committed funds		\$ 48,075.00				
Total Available Grant Money		\$ 54,020.69				

Downtown Lowell Historic District

Permit Application for Certificate of Appropriateness

1. Property Address: 219 E Main Street Date: 3/17/21
2. Applicant's Name and Address: Mark Batchelor
2775 Tyler Trail Lowell MI 49331
3. Applicant's Telephone Number(s): 414-293-2581
4. Property Owner's Name: Mark Batchelor - Flat River Development properties
Property Owner's Mailing Address 2775 Tyler Trail Lowell MI 49331
5. Provide scale drawing(s) showing the existing and proposed exterior elevation(s).
6. If signage is changed show to scale and include material, colors, letter style, hanging device and illumination method. (see Historic District Ordinance and reverse of this form)
7. Provide the following photographs labeled to indicate the direction of view:
 - A. Current photo of the structure as seen from the street.
 - B. Close-up of existing detail where proposed change or work will occur.
8. Describe in detail each proposed exterior alteration, improvement or repair. (use additional paper if necessary) Remove existing roof membrane down to wood. Install new white rubber roofing. Reuse existing clay coping caps.
9. Will the repair or alteration match existing or original materials and design? Yes ☒ No ☐
10. If proposed work involves foundation, brick, repointing/tuckpointing, will the new mortar match the original mortar color, joint profile and composition? Yes ☐ No ☐
Note: Applicant should obtain and refer to Preservation Brief #2 when masonry alterations are proposed.
11. If proposed work is for a sign, note that two separate sign permits are required, this one and one issued by the City of Lowell that is submitted directly to the Building Inspector for approval.
12. What are the approximate start and completion dates of the work? Start 4/15/21 Completion 6/15/21

Application approvals EXPIRE after 12 months.

13. Applicant's Signature: Mark Batchelor Date 3/17/21

NOTE: Attendance at the Historic District Commission meeting is strongly recommended.

Downtown Lowell Historic District

Grant Application Form

Only rehabilitation projects that have received a Certificate of Appropriateness (work approval process by the Historic District Commission) are eligible for a grant. See reverse of this form for conditions and requirements of grants.

Property Address 219 E. Main street

Applicant: Name Mark Batchelor

Address 2775 Tyler Trail Lowell MI 49331

Telephone Number(s) 412-293-2581

Name of Building Owner Mark Batchelor - Flat River Development properties

Date Certificate of Appropriateness issued: _____

Description of proposed work: Remove existing roof Membrane down to wood. Install new white rubber roofing. Reuse existing clay coping caps.

Note: I decided on white rubber roofing because of the energy efficiency. Existing roof is 25+ years old. I was only able to obtain one quote because other roofing contractors have more work than they can handle at this time.

Note: If project includes exterior painting, paint colors shall be submitted for approval.

Project Start Date: 4/15/21 Completion Date 4/15/21

Applicant Signature Mark Batchelor Date 3/17/21

See Conditions on the reverse side of this form.

RG ENTERPRISES

2067

1242 E. Main, Lowell, MI 49331 • Phone: 616-897-6318 • Cell: 616-262-9949

☒ Quote☐ Invoice #

Job Location:

Bill To:

Prepared For:

Date:

Location

Tlat River Property

3-8-21

219 Main st Lowell

ESTIMATE

Quantity	Description	Rate	Total
	remove existing roof down to deck. dry deck or structural repairs to be @ \$50 per man hour. replace with 2" ISO insulation, 60 mill Johns Manville TPO membrane terminate rubber 15"-18" up wall with termination bar/sealer dumpsters and all materials included in price.		
10 year warranty on leaks		TOTAL	29,880.-

Quote approval

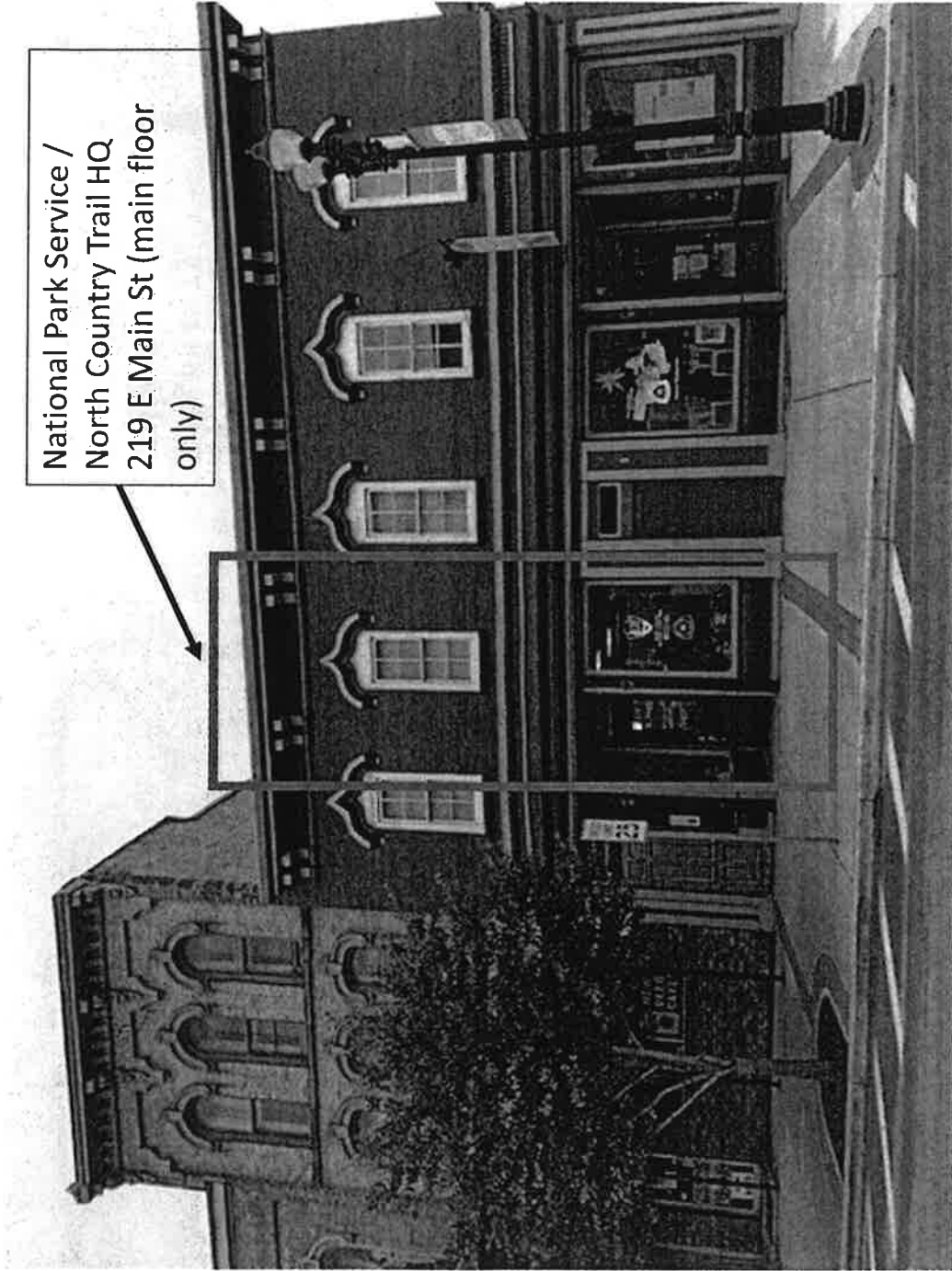
Signature

Date

Print

Quote prices good for 30 days.

National Park Service /
North Country Trail HQ
219 E Main St (main floor
only)



FRONT
ELEVATION

325 W. Main



**Built in 1873
Builder/Owner
Robert W. Graham**

Graham/Post House

This brick house was built as a duplex for 2 families, Graham's own family and his in-laws, Joseph and Julia Post. Ernest Graham, the son, grew up here, then went to Chicago and became the builder of the world's biggest buildings as an apprentice to Burnham and Root. He worked around the clock as assistant to Daniel Burnham during the construction of the World's Columbian Exhibition in Chicago in 1893. Later he formed his own firm Graham, Probst, White and Anderson. His company built many noteworthy buildings including the Museum of Science and Industry, Field Museum and Shedd Aquarium in Chicago.

Robert Graham came to Lowell in 18XX from England at the age of 22. He began here as a farmer but also built brick buildings around the community. One building, the North Country Trail offices, can still be seen on Main Street. Robert Graham was the first librarian in Lowell and his wife enjoyed purchasing the books. After they passed on, the Graham children gave permission for the building to be used for library purposes. The West side housed the Lowell Public Library from 1922-1996, with apartments upstairs. The East side was home to Lowell's YMCA offices from 1960-2002. In 1954, the village of Lowell purchased the property. In 2001, The Lowell Area Historical Museum opened on the West side and in 2004, on the East side. It remains a City owned building,



This Italianate structure was symmetrical in all aspects: windows, doors and floor plan. There is a small stained glass window under the front arch containing the builder's mark, the letter "G".